

**Strata Plan VR 1591**  
**Strata Council Meeting**  
<http://www.leicester.ca/>

*Password for owner info only: str@t@*

*FYI: Quorum for a Strata Council Meeting: 2 present, of the 4 members of the Strata Council for a meeting of the Council. For list of agenda items and order for Annual General Meeting, see below.*

**DATE** Tuesday April 17, 2012, 7:00pm, #301, Angelina Woof's suite.

**PRESENT** Merry Meredith (102, 304), Angelina Woof (301), Tom Heise, with proxies for Shirley Heise (201, 202, 205, 206, 302,303) Karli Shih (203) (proxy) Quorum has been met. Chair: Tom Heise. Proof of Notice of Meeting given (MM). Agenda for meeting approved (AnW 1<sup>st</sup>, MM 2<sup>nd</sup>). No new strata rules, no decisions outstanding.

**AGENDA:** Draft for Business Bylaw, discuss bids for painting and carpet. Defer to May: Update on New Business and Old Business from Jan AGM

**NEW BUSINESS**

- 1 **BUSINESS BYLAW:** Draft was emailed earlier, and minor revisions made. Merry to find lawyer to review text, and send out notice for special meeting by end of May. Voted to authorize Merry to spend up to \$500. (AnW 1<sup>st</sup>, TH 2<sup>nd</sup>)
- 2 **PAINT:** Three quotes received: Tom will contact companies and review quotes, etc and advise us at next meeting on best company to use. Paint likely to cost about \$14,000—possibly take \$7,000 from contingency and do assessment for rest.
- 3 **CARPET:** Look at carpet samples after meeting. Carpet likely to cost \$15,000 to \$20,000. Discuss at next meeting—Angie get samples and Tom get quotes.
- 4 **WEBSITE PASSWORD:** Discussion and recommendation to change password to private part of site. Merry to contact Stacey, Webmaster.
- 5 **BYLAW COPY:** Merry had Strata bylaws checked at Land Title Office, prior to us posting to website: cost \$19, ok'd. (AnW 1<sup>st</sup>, TH 2<sup>nd</sup>)
- 6 **SMOKERS BY BACK DOOR:** Tom to post notice to advise smokers of City Bylaw 2.2E no smoking within 6 metres of entrance.
- 7 **LEAKS:** #303: Tom fixing it: had to access through 304, MM's suite, with permission. #301: Overflow leaking: Strata expense \$200, Black pipe out of wall needs changing, Strata expense, and diverter in shower not working since repipe. Reid Bros to do something to take air out of hot water return: \$500? Ok'd (AnW 1<sup>st</sup>, MM 2<sup>nd</sup>)
- 8 **DEPRECIATION REPORT:** Need Structural Engineer to look at building and get baseline "structurally sound" report. Then list short-term items Roof, alarms, heating, windows, and make schedule for funding and renewal. Can decide to fully fund, or partially fund, as we have been doing, with some from contingency and some from assessments as needed.

**OLD BUSINESS**

- 1 **FIRE INSPECTION:** done and fixed: next review March 2013
- 2 **BIKES:** sorted, just need to get rid of un-owned ones.

**NEXT MEETING STRATA COUNCIL MEETING: May 31 at 7pm in Suite 102, Merry Meredith's suite.**

Agenda: Special Meeting: Business Bylaw, Painting quotes, and assessment  
(?)**POWERWASH SIDEWALKS** and clean floor in Boiler Room, **MAKE BYLAWS AVAILABLE** Ideas to make Strata Bylaws more available to tenants and owners: could be put in binder for tenants in suites (owner responsibility), could be posted to Laundry Room (Tom), are on website, available for all.  
Revise Bylaws and post to Strata website (AmW),  
Depreciation Report (must be done by 2013)  
Request Form K's from tenants  
Discuss joining CHOA.